



Cuckoo Hill Rise, Hanslope, MK19 7HT



1 Cuckoo Hill Rise  
Hanslope  
Buckinghamshire  
MK19 7HT

£650,000

**A very well presented five bedroom detached family home with four bath/shower rooms and a double garage in a small and exclusive village cul-de-sac location.**

The property has extensive accommodation of around 2,200 square feet of living space, set over three floors comprising; an entrance hall, cloakroom, open-plan sitting/dining room with a stone fireplace, re-fitted kitchen, study and utility room. On the first floor there are four generous bedrooms - two with en-suite shower rooms, plus a dressing room to the principle bedroom as well as a separate family bathroom. On the second floor there is a further guest bedroom and an en-suite shower room.

The property is situated in a small and exclusive village cul-de-sac comprising just 15 similar sized homes which were built in 2008. It is finished to a high specification and has an attractive southerly aspect rear garden and a double garage with driveway parking for 3 vehicles..

A lovely home in a great location, early viewing is recommended.





#### Step In - Ground Floor

The central entrance hall is spacious area with a dog-leg staircase to the first floor and doors to all rooms.

The cloakroom has a white suite comprising WC and wash basin, tiled floor, part tiled walls and heated towel rail.

The study is located to the front and has a bay window.

Double doors from the entrance hall open into the large sitting/dining room. It has a living area to the front with a fireplace with a cut stone surround & hearth, and an inset gas fire. Bay window to the front. The dining area to the rear has a part vaulted ceiling and French doors with glazed side panels overlooking the rear garden. Open doorway to the kitchen.

The kitchen has been re-fitted in an extensive range of units to floor and wall levels with Quartz worktops and an under-mounted 1 1/2 bowl sink unit. Integrated appliances to include, two double AEG electric ovens, a Bora induction hob with integrated extractor, and a Bosch dishwasher and an under counter fridge. Tiled floor. Two windows to the rear and French doors to the rear garden.

The utility room has a further range of units to floor and wall levels, Granite worksurfaces, 1 1/2 sink unit and includes an integrated AEG washer/dryer and under counter fridge. Tiled floor and storage cupboard. Door to double garage.

#### First Floor

The landing cuts diagonally across the property with doors to all rooms and stairs to the second floor. Airing cupboard housing un-vented hot water cylinder.

The principle bedroom is a double en-suite bedroom located to the front with a walk-in dressing room and en-suite shower room with a white suite comprising WC, wash basin, shower cubicle, tiled floor, part tiled walls, heated towel rail and an obscure window to the rear.

Bedroom 2 is a large double en-suite bedroom with two dormer windows to the front, two skylight windows to the rear, built-in cupboard and eaves storage space. Access to loft space. An en-suite shower room has a white suite comprising WC, wash basin and double sized shower cubicle. Tiled floor, part tiled walls, heated towel rail and a skylight window to the rear.

Bedroom 4 is a double bedroom located to the rear with two windows.

Bedroom 5 is a double bedroom located to the front with two windows.

The family bathroom has a white suite comprising WC, wall mounted wash basin and bath with mixer tap and hand held shower. Tiled floor, part tiled walls, heated towel rail and an obscure window to the side.

#### Second Floor

This level comprises the landing with a dormer window to the front and doors to the third bedroom and en-suite shower room.

This is a large double bedroom with a dormer window to the front and two skylight windows to the rear. Built-in double wardrobe, a storage cupboard and access to the loft.

The shower room has a white suite comprising WC, wall mounted wash-basin, double size shower cubicle, tiled floor, part tiled walls, heated towel rail towel and a skylight window to the rear.

#### Step Out - Gardens & Parking

The front garden is planted and has a pathway to the front door. The block paved driveway to the side gives off-road parking for three vehicles and leads to the double garage.

The rear garden has a paved patio area, and is enclosed by a retaining brick wall and timber fencing. Mainly laid to lawn with an Haddonstone water feature, well stocked flower, plant and shrub borders.

A pathway extends to a side gated access which leads to the driveway. The garden has a sunny southerly aspect.

#### Double Garage

Attached double garage with power and light connected, wall mounted gas central heating boiler.

Two electric roller shutter front doors, and a personal door to the rear giving access to the rear garden.

Two EV Chargers have been fitted to the outside of the garage.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.  
Council Tax Band: Band G.

#### Heating

The property has gas to radiator central heating. It has a dual control with a separate timer and thermostat for upper and lower floors.

#### Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

#### Note for Purchasers

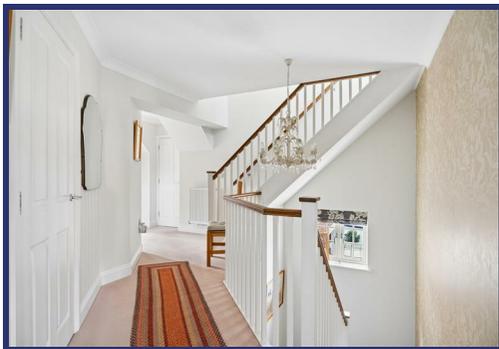
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

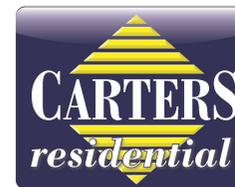
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### Disclaimer

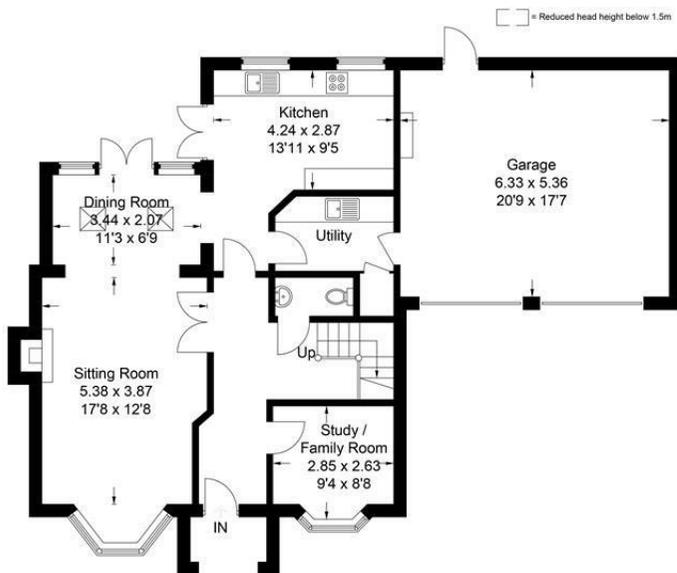
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



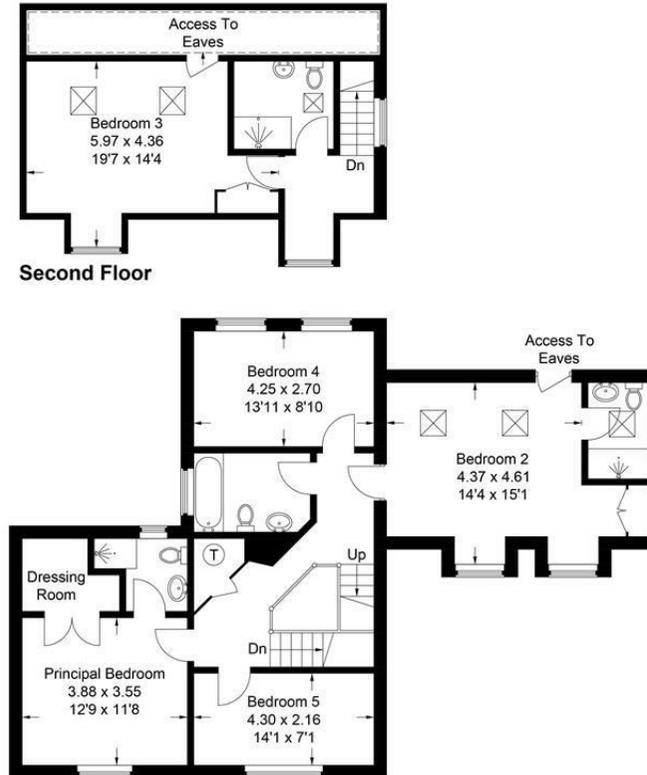




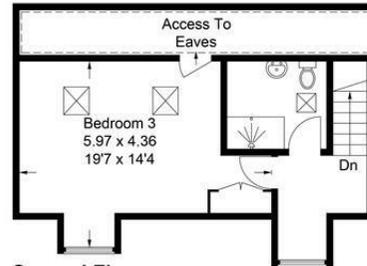
Approximate Gross Internal Area  
 Ground Floor = 111.0 sq m / 1,195 sq ft  
 First Floor = 89.7 sq m / 965 sq ft  
 Second Floor = 41.3 sq m / 444 sq ft  
 Total = 242.0 sq m / 2,604 sq ft  
 (Including Garage / Eaves)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Carters



### Viewing Arrangements

By appointment only via Carters.  
 We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

